

55091

Recording required by:

Wells Fargo Realty Services, Inc.

413P-160P

and When Recorded Mail to:

Mr. and Mrs. Ronald D. Thomas
7725 Reno Lane
Citrus Heights, Ca. 95610

STATE OF OREGON,
County of Clatsop

Vol. 78 Page 20539

Filed for record at request of

Transamerica Title Co.

on this 18th day of September 1978
at 10:55 A.M. and duly
recorded in Vol. 78 of Deeds
page 20539

Wm D. MILNE, County Clerk

By *[Signature]* Deputy

\$3.00

Fee \$3.00 above this line for recorder's use

Until further notice mail
tax statements to the
above.

Consideration \$4500.00

Affix I.R.S. stamp in this space

Bargain and Sale Deed

THIS DEED, dated July 26, 1978, by Wells Fargo Realty Services, Inc.

A California Corporation as Trustee, hereinafter called "Grantor," to

Ronald D. Thomas and Frances M. Thomas, husband and wife

hereinafter called "Grantee,"

WITNESSETH

Grantor for good and valuable consideration to it paid by Grantee, the receipt of which is hereby acknowledged, does by these presents grant, bargain, sell and convey unto Grantee, their heirs and assigns, all of the following described real property situated in the County of Clatsop in the State of Oregon, to wit:

Lot 38 of Block 71 in
Oregon Shores Subdivision - Unit 2
Tract Number 1113

as shown on the map filed on December 9, 1977 in Volume 21, page 20 of maps
in the office of the county recorder of said county.

SUBJECT TO: (1) Taxes for the fiscal year 1977-1978

(2) Covenants, Conditions, Reservations, Easements, Restrictions, Rights, Rights of Way, and
all Matters Appearing of Record.

TOGETHER WITH all and singular the tenements, hereditaments, appurtenances, rights, privileges and easements be-
longing or in anywise appertaining to any and all of the real property hereinabove described and defined and the reversion,
reversions, remainder and remainders, rents, issues, profits and revenue thereof.

TO HAVE AND TO HOLD said real property hereinabove described and defined unto Grantee, their
heirs and assigns, forever.

IN WITNESS WHEREOF, said Wells Fargo Realty Services, Inc., A California Corporation as Trustee, the Grantor
herein, has caused its corporate name to be hereunto subscribed and its corporate seal to be hereto affixed by its proper
officers thereunto duly authorized, of the date first above written.

STATE OF CALIFORNIA

COUNTY OF Los Angeles

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On July 26, 1978

appeared before me, Notary Public in and for said County and State, personally
appeared Norfleet J. Howell, known to me to be the Vice President of said

Betty M. Georgino

Assistant

Secretary of said Corporation, known to me to be the person who
executed the within instrument, known to be the person who
in named, and acknowledged to me that said Corporation executed
the within instrument pursuant to its by laws or a resolution of its
board of directors.

WITNESS my hand and official seal

(Seal)

Karen A. Stark
Notary Public in and for said County and State

Wells Fargo Realty Services, Inc.,

a California Corporation as Trustee
under Trust 7213.By *[Signature]* PresidentBy *[Signature]* Secretary

OFFICIAL SEAL
KAREN A. STARK
NOTARY PUBLIC, CALIFORNIA
PRINCIPAL OFFICE IN
LOS ANGELES COUNTY
My Commission Expires Aug. 21, 1978

7213-947